

CITY of CARPINTERIA CALIFORNIA



Members of the City Council

Gregg Carty - *Mayor*
Al Clark - *Vice Mayor*
J. Bradley Stein
Joe Armendariz
Kathleen Reddington

October 27, 2009

Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

Re: Housing Element Annual Report 2008

Dear Colleague:

The City of Carpinteria is formally submitting its 2008 Housing Element Annual Report in conformance with Government Code Section 65400 (2)(b). The City Council reviewed and accepted the Housing Element Annual Report at their October 26, 2009 meeting. I have enclosed a copy of the staff report which accompanied the Report for the City Council's review. The City's General Plan Annual Report was transmitted to the Governor's Office of Planning and Research under separate cover earlier this year. Please let me know if you need any additional information. I can be reached by phone at (805) 684-5405 ext. 451 or by email at jackiec@ci.carpinteria.ca.us.

Sincerely,

Jackie Campbell
Community Development Director

HOUSING POLICY
DEVELOPMENT, HCD

OCT 30 2009

STAFF REPORT
COUNCIL MEETING DATE
October 26, 2009

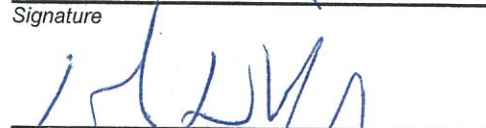
ITEM FOR COUNCIL CONSIDERATION

Review of the Year 2008 Annual Report to the State Department of Housing and Community Development on the status of the Housing Element and progress on implementation of its goals, policies and objectives

Prepared by: Jackie Campbell
Community Development Director


Signature

Reviewed by: Dave Durlinger, City Manager


Signature

STAFF RECOMMENDATION

Accept the Annual Report on the status of the Housing Element and direct the Community Development Director to submit the document to the State Department of Housing and Community Development.

I. BACKGROUND

Pursuant to California State law, each City and County is required to prepare an Annual Report to its legislative body on the status of the Housing Element and progress on its implementation. The law requires that a copy of the Annual Report be submitted to the State Department of Housing and Community Development (HCD) at the same time it is submitted to the legislative body. The Community Development Department will submit the report to the State once accepted by your Council.

II. ANALYSIS

The format and content of the Housing Element Report has been prepared in accordance with the State's submittal requirements. The City is currently in the process of updating its Housing Element and has submitted a draft for review by HCD. Comments on the Draft Element were received on October 13, 2009 and staff is now working with Housing Consultant Ralph Castañeda to revise the document and present the revised document to the Planning Commission and City Council before a final Revised Housing Element is

submitted to the state. This work will occur over the next several months, including an environmental analysis of the Housing Element pursuant to the California Environmental Quality Act (CEQA).

In summary, the report shows that the City has effectively implemented its 2004 Housing Element by supporting the development of housing for various economic income groups and partnering with housing providers like Peoples' Self-Help Housing to ensure that low income rental housing is available in Carpinteria to serve the community's needs. Additionally, the report shows the City's commitment to supporting special needs populations through Community Development Block Grants issued to social service groups like the Rental Housing Mediation Task Force, Peoples' Self-Help Housing and the Boys and Girls Club that provides after-school day care on a sliding-scale fee basis.

III. FINANCIAL CONSIDERATIONS

There is no anticipated financial impact to the City as a result of submitting this report.

IV. LEGAL ISSUES

Upon submittal of this document to HCD, the City will have complied with California planning law pursuant to §65400(b)(1) of the Government Code.

V. ALTERNATIVES

1. Recommend changes and direct staff to return a revised Annual Report for further review.
2. Recommend changes be incorporated into the Annual Report and authorize the Community Development Director to submit the revised Report to HCD.

VI. ATTACHMENT

2008 Housing Element Progress Report

City of Carpinteria



2008 Housing Element Progress Report



October 2009

CITY OF CARPINTERIA

2008 Housing Element Annual Progress Report

INTRODUCTION

Pursuant to §65400 of the Government Code, Community Development Department staff prepares an annual report to the City Council on the status of the General Plan and its Elements and progress being made in implementation. This is an opportunity to review activities and projects of the prior year in the areas of housing development and other programs that work toward implementing the City's Housing Element. The City's Housing Element identifies community housing needs and describes how safe, affordable housing can be provided and maintained for City residents. Included in this report are statistics demonstrating progress in meeting regional housing needs. Carpinteria adopted an update of its General Plan and Coastal Land Use Plan in January 2003 and the state certified the Housing Element in 2004. The City is currently working on its 2009 Housing Element Update.

HOUSING ELEMENT

- Adoption: 2004
- Amendments: None
- Pending Amendments: Housing Element Update

The City is mandated to improve available housing for all economic groups of the community. The Housing Element considers the demographic and housing characteristics of the City of Carpinteria and evaluates governmental and non-governmental constraints on housing development. Those development opportunities identified as possible within the seven-year planning period, as well as past and existing housing programs, are examined further. Goals and objectives are set forth in the Element and each year the City makes progress toward implementing actions to achieve those goals and objectives.



Lavender Court construction completed in 2008

Objective – The City of Carpinteria's housing programs pursue actions toward providing housing opportunities for all economic groups that comprise the community. The programs recognize the City's desire to offer housing that fulfills the needs of households earning different income levels while still maintaining the community's small beach town character.

Requiring market rate residential projects to provide new affordable housing is part of Carpinteria's Inclusionary Housing Ordinance. All requirements of the City of Carpinteria and any other applicable requirements of state and federal government are applied to development projects through the development review process.

The City recognizes it has quantified housing objectives. However, State law recognizes that quantified objectives may not be identical to the identified existing housing needs. Instead, they must at least reflect a good faith effort in meeting as large a portion of identified housing needs as possible. A variety of housing types were reviewed and approved in 2008 in an effort to meet varying needs of different economic sectors of the community.

Status – During 2008, 61 new residential units were completed. Fifty-six of these units were net new units, while five were demolished and then rebuilt on the same lot. This resulted in a net gain of 56 residential units for the City. Most units constructed were not income-restricted, though six units were subject to the City's Affordable Housing Program. All units built in the City in 2008 were sold at prices affordable within the above-moderate income range.

As shown in the photo on the previous page, five affordable units were completed in 2008 as part of the inclusionary housing requirement for the Lavender Court Mixed Use Development. Another affordable unit was completed at the Sparrow's Landing Development. All of these units were targeted to households in the above-moderate income category. Site development plans for these units were reviewed by the City's Architectural Review Board and Planning Commission to ensure that residences were designed to be compatible with the existing scale of development in the community.

To address the needs of low income households, the City worked with Peoples' Self-Help Housing to reserve HOME and Community Development Block Grant funds to assist in the acquisition of a property at 1300 Dahlia Court for future development of multi-bedroom multi-family apartments. The Dahlia Court Expansion project proposed by Peoples' will provide an additional 33 units of low-income rental housing for Carpinteria.

Another example of the City's efforts toward meeting this objective is provided by the City's 2008 contract agreement with our Housing Element Consultant to provide professional expertise to staff and residents regarding the City's housing condition. As part of the contract services, a directory of housing and special needs resources was prepared and became available to Carpinteria residents. The directory lists contact information and services provided by public and private housing agencies in the area. The information is organized by an identified need category such as rental assistance, emergency assistance, transitional housing, emergency shelter and fair housing.

Objective – The City of Carpinteria works with the County of Santa Barbara on the Community Development Block Grant (CDBG) Program as well as the creation of other programs to fund Affordable Housing. This includes participation in the Joint Cities and County Housing Task Group meetings, a presence at the Santa Barbara County HOME Consortium Steering Committee, and continued communication between City staff and People's Self-Help Housing Corporation staff on potential affordable housing projects in Carpinteria. (Category 1 – Affordable Housing Overlay Zone)

Status – In 2008, the City made recommendations for grant funding under the Community Development Block Grant (CDBG) program to social service providers working in the City. Grants were awarded to Peoples' Self-Help Housing Corporation's Education Enhancement Program and its Housing the Homeless Program, to the City of Santa Barbara's Rental Mediation Task Force which assists residents through tenant-landlord dispute resolution, and the Boys and Girls Club's Carpinteria Clubhouse Daycare Program which provides after-school care on a sliding scale fee basis. A total of \$19,571 was awarded. Additional funds, in the amount of \$5,929 were dedicated from the General Fund by the City Council in addition to the \$2,071 from the Human Service Grants to Peoples' Self-Help's "Housing the Homeless" program.

City staff attended several meetings of the Joint Cities-County Housing Task Group where information was exchanged among the various agency representatives. Reports were provided to the City Council in the monthly Departmental Briefings.

The Community Development Director participated in the HOME Consortium Steering Committee annual meeting. The City of Carpinteria had one project which received a reservation of funding in 2008: Peoples' Self Help Housing's Dahlia Court Expansion Project received a reservation of \$41,527 of HOME funds and \$130,473 of CDBG funds (\$172,000.00 total) for site acquisition.

Another part of the Housing Consultant's scope of work for 2008 was to provide a report describing funding sources that may contribute to the City's effort to address affordable and special needs housing as well as infrastructure improvements. Detailed information on the following programs and funding sources was included in the report and will help guide the City in selecting, applying for and securing funding for affordable housing through the following programs:

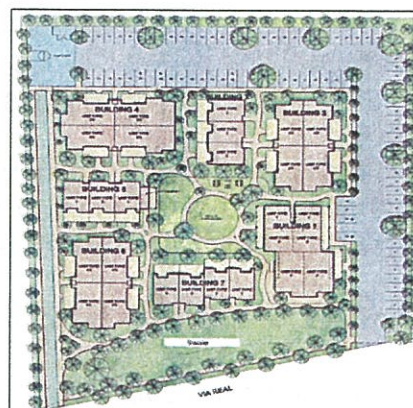
- Incentives for Housing Element Compliance
- NOFAs for HCD Bond-Funded Programs
- NOFA for Multifamily Housing Program (MHP)
- NOFAs for CalHFA Bond-Funded Housing Programs
- Description of CalHFA Programs
- Description of California Tax Credit Allocation Committee Programs
- Description of Low Income Housing Tax Credits
- CTCAC Set-Aside and Geographic Allocations
- USDA Section 538 Guaranteed Rural Rental Housing Loan Program
- Infill Infrastructure Grant Program
- Section 811 – Supportive Housing for Persons with Disabilities

Objective – The City of Carpinteria wants to encourage Peoples' Self Help-Housing in the Camper Park renovation plans (Casas de las Flores) and the Dahlia Court Apartments expansion project. Both of these projects would provide affordable rental units for low income households. (Category 3A – Mobile Homes)

Status – City staff has reviewed conceptual plans for the Dahlia Court expansion and Casas de las Flores (Camper Park) development plans. Constructing the Dahlia Court expansion project first would allow Peoples' to move residents from the Camper Park into the new units at Dahlia Court before beginning construction of the Casas de las Flores project at the Camper Park site. Conceptual plans for development of these sites are provided below.



Dahlia Court Expansion



Casas de las Flores

Objective – Pursue a contract with the City of Santa Barbara for Affordable Housing Program Assistance. Work under this contract includes providing notice of affordable unit availability to interested persons, creating an application for income certification and qualification evaluation, managing lottery selections, posting information on the City's website, completing all required escrow instruction documents, assisting in resales and monitoring occupancy over time. (Category 4 – Monitoring)

Status – In 2008, City of Carpinteria staff worked with City of Santa Barbara Housing Program staff to implement the affordable housing program for inclusionary housing projects including Lavender Court and Sparrow's Landing under an existing contract between the two agencies. Lotteries were conducted to determine eligible purchasers from among many applicants seeking the opportunity to purchase an affordable condominium in Carpinteria. City of Santa Barbara staff completed all paperwork associated with qualifying buyers, recording agreements and completing escrow for the units that were available in 2008. Additionally, under this same contract, City of Santa Barbara staff will administer the City of Carpinteria's monitoring program which includes confirming occupancy and compliance with all program rules on an annual basis. The first year of monitoring for the units constructed in 2008 will be done in 2009. Thereafter, this will be implemented on an annual basis to ensure compliance over the 30-year affordability term for these units.

The tables below show the number of residential units built in 2008 (i.e., units that were granted Occupancy Clearance by the Community Development Department), units approved in 2008, the City's progress toward meeting its Regional Housing Needs Allocation, and finally, the summary of units approved and constructed throughout the Housing Element cycle.

Table I: Residential Units Completed In 2008

Applicant Name	Address	Number of Units	Income Category
Perera	4848 5 th Street	Demo: 1 SFD New: 2 Condos	Above Moderate
Benon/Goldberg	4971 Carpinteria Ave (A-D)	New: 4 Condos	Above Moderate
Boerlage-Jaimes	4752 Dorrance Way	Demo: 1 SFD New: 1 SFD	Above Moderate
Carp Ave., LLC "Sparrows Landing"	4367 Carpinteria Avenue	Demo: 1 SFD New: 8 Condos	Above Moderate
Narang "Lavender Court"	4646 Carpinteria Ave	New: 40 Condos	Above Moderate
Rosenthal	899 Concha Loma	New: 1 SFD	Above Moderate
M. Timm "Mission Terrace"	4985, 4973, 4938, 4968 El Carro Lane	Demo: 1 SFD New: 4 SFDs	Above Moderate
Smith	4837 Ninth Street	Demo: 1 SFD New: 1 SFD	Above Moderate
Total Residential Units Completed In 2008: 61 (Net Gain = 56)			

Table II: Residential Units Approved In 2008

Applicant Name	Address	Number of Units	Income Category
M. Timm "Mission Terrace"	4965, 4953, 4941, 4929, 4905, 4887 El Carro Lane	6 SFDs	Above Moderate
Total Residential Units Approved in 2008: 6			

Table III: Regional Housing Needs Allocation (RHNA) Progress

Income Group	2001-2008 Construction Need	Total Units Added 2001 - 2007	Total Units Added 2008 (net)	Remaining Units Needed
Very Low	18	0	0	18
Low	13	0	0	13
Moderate	14	0	0	14
Above Mod	29	87	56	0
TOTAL	75	87	56	

Table IV: Permitted Units / Constructed Units

Year	Units Issued Building Permits	Units Completed (Issued Certificate of Occupancy)
2001	1	3
2002	2	10
2003	7	5
2004	8	2
2005	9	44
2006	70	5
2007	32	28
2008	1	61
TOTAL	130	158

Conclusion

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2008 that worked towards improving the quality and quantity of affordable housing in Carpinteria. As required by state law, the Housing Element will be updated in 2009. Given the success of Carpinteria's program, many of the affordable housing strategies will be continued into the next housing cycle.

**Department of Housing and
Community Development**

Annual Housing Element Progress Report

City or County Name: City of Carpinteria

Mailing Address: 5775 Carpinteria Avenue, Carpinteria, CA 93013

Contact Person: Shanna R. Farley Title: Assistant Planner

Phone: (805) 684-5405 ext 405 Fax: (805) 684-5304 Email: shannaf@ci.carpinteria.ca.us

Reporting Period by Callender Year: From January 1, 2008 to December 31, 2008

Submit by April 1, of each year. Provide separate reports directly to both HCD and APR
(Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Carpinteria
Reporting Period	1-Jan-08 - 31-Dec-08

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions		
Mission Terrace 1497 Linden Ave	SF	O							Development Agreement	Three units are affordable but at an above moderate rate, three units are market rate.
(9) Total of Above Moderate from Table A2							61			
(10) Total by income units (Field 5) Table A							61			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Carpinteria		
Reporting Period	1-Jan-08	-	31-Dec-08

* Note Mission Terrace permits issued over multiple years.

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
	61					61

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1-Jan-08 - 31-Dec-08

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2001	2002	2003	2004	2005	2006	2007	2008	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted										18
	Non-deed restricted										
Low	Deed Restricted										13
	Non-deed restricted										
Moderate	Deed Restricted										14
	Non-deed restricted										
Above Moderate		2	3	8	3	42	5	24	61	148	-119
Total RHNA by COG. Enter allocation number:											-74
Total Units		2	3	8	3	42	5	24	61	148	
Remaining Need for RHNA Period											

*Note that All Above Moderate Units have been accomplished. City require the remaining Very Low, Low and Moderate Income Total 45 Units.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1-Jan-08 - 31-Dec-08

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
See Attached Report			

